

Project title: **City Council Briefing – Reboot for ReThink Zoning**

City Council Agenda Item Cover Sheet

Council Bill # *interoffice use*

Agenda dates requested:

Dates requested for council action

Briefing **May 27, 2020**

Proposed action

Consent

Action

Ordinance

Public hearing

☒ No

Budget amendment:

☒ No

PowerPoint presentation:

☒ No

Attachments:

None

Department(s) involved:

Planning

Contact person:

Allan Giffen or David Stalheim

Phone number:

425 257-8731

Email:

agiffen@everettwa.gov

dstalheim@everettwa.gov

Initialed by:

Department head

Administration

Council President

Project: ReThink Zoning

Partner/Supplier : N/A

Location: City-wide

Preceding action: Several previous City Council briefings on ReThink Zoning

Fund: N/A

Fiscal summary statement: Staff have been working on ReThink Zoning for approximately 18 months.

Project summary statement: Prior to COVID, staff had anticipated completing the ReThink Zoning effort in 2020. With the inability to hold meetings for public outreach, and with departures of staff members working on Rethink, it appears that fully realizing that goal is not feasible. However, finishing up some of the work to consolidate zones and improve usability of the code is feasible.

Staff proposes to pause work on most changes affecting existing single-family zoned neighborhoods, including establishing new zones, adding more housing types (e.g.; duplex, townhouse), and changing how building height is measured. This work product could be put into a detailed draft for discussion and possible action at a later date.

Staff recommends making improvements in code formatting and some substantive changes to the code this year. Format changes would include reducing more than 30 existing land use zones to fewer than 15 zones, by consolidating the existing multi-family, commercial and industrial zones into fewer zoning classifications. This approach was successful in the Metro Everett planning process and would build on that work.

The proposed changes would create a Unified Development Code (UDC) by:

- Revising the Land Division code now in EMC Title 18
- Revising the Local Project Review Procedures now in EMC Title 15
- Moving SEPA ordinance into a chapter within the UDC
- Minor revisions to Historic Resources and moving into UDC
- A shorter, more generalized list of land uses in a single land use table
- More logical organization of topics within the UDC
- Simplifying existing design standards and applying them in all commercial, industrial and multi-family residential zones

With the consolidation of existing zones, it will be necessary to rezone the multi-family, commercial and industrial zones to apply the new zone designations. Staff also proposes to change some zoning designations to match current land use in areas where it is unlikely the land use will change in the future. In some of these areas, it will necessary to also amend the land use map of the Comprehensive Plan.

Staff will discuss the schedule at the briefing.

Recommendation (exact action requested of Council): No action is required. Staff requesting Council input.